

Resolution No. ZSR-20-14 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on June 10, 2020 at the offices of the Suffolk County Planning Commission with respect to the application of “**Avalon Bay Communities Inc.**” located in the Village of Amityville
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **July 1, 2020**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** of the Site Plan referral of Avalon Bay Communities from the Inc. Village of Amityville to develop a 338 apartment and townhouse complex on 7.68 acres zoned Planned Residential at the North West corner of NYS Rte. 110 (Broadway) and Loudon Avenue with the following comments:
1. Continued review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works regarding connection to SCSD #3 Southwest is warranted and the applicant should be directed to continue dialogue with the Suffolk County Department of Public Works.
 2. While there is little area shown on the proposed site plan for green space, additional consideration should be given to decrease parking stalls to provide for green amenities. The Petitioner should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, additional design elements contained therein.
 3. The Applicant should consider the incorporation of a “green roof” as a method to increase green space for the subject development.
 4. It is the belief of SCPC that one modification or improvement to the site plan would be for an accommodation to the pending Suffolk County Bus Rapid Transit initiative. The Village of Amityville, the applicant, Suffolk County Department of Public Works, SC Department of Economic Development and Planning, as well as the NYS DOT should be coordinated with to investigate a potential BRT stop at the corner of Broadway (NYS Rte. 110) and Loudon Ave.
 5. A review of the SCPC Parking Stall Demand Reduction Model Code

<https://www.suffolkcountyny.gov/Departments/Economic-Development-and-Planning/Planning-and-Environment/Regulatory-Review/Suffolk-County-Planning-Commission>

reveals that one can achieve through covenants on the development proposal, reductions in off-street parking demand.

6. It is recommended that the applicant make sure that the NYS Long Island Workforce Housing Act is followed and would encourage the applicant to engage in dialogue among the Village, the project sponsors, and the Suffolk County department of Economic Development and Planning Division of Workforce Housing to explore options for a workforce housing component that may include financial and other incentives that could facilitate approvals, fast tracking the completion of the project and at the same time assist the County in achieving county-wide housing and economic development goals.
7. The Applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency; the New York State Stretch Code and incorporate where practical, applicable elements contained therein. Consideration should be given for the incorporation of Roof Top Solar for on-site power generation.
8. The Applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
9. The Applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
10. The Inc. Village of Amityville should engage the Town of Babylon with regard to the proposed development and address any inter-community issues that may arise.

* SCPC Stormwater Publication: http://www.suffolkcountyny.gov/Portals/0/planning/Publications/Stormwater_greenmethods021011r.pdf

** SCPC Guidebook: <http://www.suffolkcountyny.gov/Portals/0/planning/Publications/SCPCguidebk12r.pdf>

Avalon Bay Communities Inc.
Village of Amityville

Motion to approve with comments

	AYE	NAY	ABSTAIN	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip				X
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead				X
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
MOREHEAD, NICHOLAS – Town of Shelter Island				X
McCarthy, Thomas, - Town of Southold	X			
VACANT, - Town of East Hampton				
VACANT, - Town of Southampton				

Motion: Commissioner Esposito

Present: 10

Seconded: Commissioner Kaufman

Absent: 3

Voted: 10

Nay: 0

DECISION: Approved